

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R102922

Property Information

property address: 612 E VILLA MARIA
legal description: MIRZA SUBD, BLOCK 1, LOT 4
owner name/address: TEXAS-VILLA MARIA RETAIL, LP
ATTN: REALM REALTY CO
900 TOWN AND COUNTRY LN
HOUSTON, TX 77024-2229
full business name: China Wok Express
land use category: Common Retail type of business: Restaurant
current zoning: C2 occupancy status: occupied
lot area (square feet): 15,394 frontage along Texas Avenue (feet): n/a
lot depth (feet): 144.57 ft sq. footage of building: 1,763
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

lot width 96.71 ft

Improvements

of buildings: 1 building height (feet): 15 # of stories: 1
type of buildings (specify): concrete

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: 1979 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: E/N
overall condition (specify): excellent
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 20
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: 13x7 sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: excellent
end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☒ yes ☐ no

